

4. Project Description

4.1 Project Description and Characteristics

4.1.1 Project Location and Boundaries

The regional location and project vicinity are illustrated in Exhibit 1 and Exhibit 2. The current boundary of the Musick Jail facility encompasses approximately 100 acres located within the unincorporated area of the County of Orange. The site lies northwest of existing Bake Parkway and easterly of the future extension of Alton Parkway. The existing buildings of Irvine Spectrum abut the site to the west/southwest in a mixed commercial, open space and military area. Residential uses in the City of Lake Forest are, at closest point to the site, 700 feet to the southeast of the present jail fence. The site is owned by the County of Orange.

An aerial photo of the project area and immediate vicinity is provided in Exhibit 3. An aerial photo of the site is provided as Exhibit 4. An exhibit depicting the existing layout and uses on the Musick site is presented as Exhibit 5.

4.1.2 Introduction

The Project Description for this EIR is necessarily lengthy to provide an understanding of all components of the project. The components of the project that are to be analyzed are both physically constructed components and operational characteristics. This EIR will rely, to the extent appropriate, on Final EIR 447 for the Musick Jail Expansion, as well as earlier EIRs and public documents focused on jail issues, in accordance with *Public Resources Code* §21166. A project description and initial study for a 7,584-inmate project was provided to the public and various agencies on June 6, 1996 (Appendix B).

This Project Description provides for as many as three phases of this project, although there may be fewer. Section 4.2 of this EIR discusses the possible construction phasing for this project.

The EIR also considers, as possible related projects and as a reasonably foreseeable future consequence of this project, expansion at other sites, since even within this expansion the County's jail bed need is only met until the year 2006. This is discussed in the "Alternatives" section of this EIR.

This EIR also evaluates the relocation of the Interim Care Facility (ICF) and describes the establishment of the Southeast Sheriff's Station.

a. Existing Security

In reviewing the project description for the expansion of the Musick Jail facility, it is important to note that a new perimeter security fence was completed in May, 1996. It is a 10-foot tall, razor-wired fence enclosing the entire perimeter. Additional security demands posed by increased inmate classifications will be analyzed in this EIR.

b. Definition of Jail and Capacities

During the consultation and scoping process, there were misunderstandings as to whether the proposed facility was a jail or a prison, and what the actual difference between the two is. The definitions below are designed to assist the reader in understanding this important difference.

A *jail* is operated by a local government authority such as a city, county, or a city and county. It holds persons who have been arrested and are pending court disposition. It also holds persons who have been convicted and have received sentences of up to one year, or multiple one-year sentences which may run consecutively.

A *prison* is operated by the state. It holds only convicted persons who have been convicted of more serious crimes with sentences longer than one year.

Before beginning an itemized description of the project phases, certain other definitional issues must be addressed. The proposed expansion and buildout would provide an absolute maximum of 7,584 regular beds at the Musick Jail. In short-term emergency conditions (i.e., 60 days or less), an additional 384 inmates could be held at the facility. The inmates who may be housed temporarily (under "emergency" conditions) will be provided standard inmate beds which will be brought into the jail facility.

"Emergency" situations arise very rarely (only one — the drywallers' strike, which involved 150+ mass arrests — has occurred in the last several years), and are the result of some major and sudden, unanticipated, unusual event (e.g., riot, strike, civil disobedience). An "emergency" will be considered an event out of the control of the County and/or the Sheriff. Temporary beds would be provided if the inmate is to stay more than 24 hours. An "emergency" is not normal overcrowding, and only one such event has occurred in the last several years.

Modern jail housing buildings are designed to be flexible in terms of the number and classification of inmate populations, particularly with respect to double bunking. Therefore, it is foreseeable that the Musick Jail will consist of an infinite number of interim inmate populations and classification profiles during its operational life.

Often, a reader may hear the terms "rated" or "crowded" used when describing a jail's capacity. A definition of these terms is offered below:

- *Rated Capacity* refers to the number of inmate occupants for which a facility's single and double occupancy cells or dormitories, except those dedicated for medical or disciplinary isolation housing, are planned and designed in conformity to the standards and requirements contained in Title 24 of the California *Code of Regulations* - Minimum Standards for Local Detention Facilities.
- *Crowded Capacity* involves the double bunking of regular housing cells, except those dedicated for medical or disciplinary isolation housing, and occupying dormitories up to approximately 130% of their rated capacity. This is based on physical, structural and mechanical limitations as well as past experience with overcrowded conditions in the County's jail system.

These are technical terms relating to the manner in which the state considers funding eligibility for a county. The "crowded" definition derives from the federal court order.

4.1.3 Southeast Sheriff's Station

The South Operations Division of the Orange County Sheriff's Department provides law enforcement services to the unincorporated areas of south Orange County and the cities of Dana Point, Laguna Hills, Laguna Niguel, Lake Forest, Mission Viejo, San Clemente and San Juan Capistrano. Since 1979 patrol deputies have deployed from a "temporary" service building which has been provided out of the temporary South Substation in Laguna Niguel. The permanent Aliso Viejo station, scheduled to open in late summer 1996, will replace the temporary structure and ultimately will serve the region west of the I-5 freeway.

The need for a patrol facility serving the southeast region (east of the I-5 freeway) has been documented as early as 1976 by several Environmental Impact Reports and Community Facility District reports. The proposed Southeast Station would be the base for patrol and other law enforcement services for the cities of Lake Forest and Mission Viejo and the unincorporated communities of Foothill Ranch, Portola Hills, Rancho Santa Margarita, Trabuco Canyon, Robinson Ranch, Rancho Cielo, Coto de Caza, Dove Canyon, Las Flores and the new Ladera community. Law enforcement personnel providing these services would be deployed from this facility, which would include locker rooms, a secure area to house patrol cars, a public counter, and office space for law enforcement and support staff and records.

Funding for the Southeast Sheriff's Station has been provided through several large development projects in the area. The landowners of these projects entered into development agreements with the County which required them to provide up to \$4.6

million for a Sheriff's station east of the I-5 to alleviate service demands caused by their developments. Most of the landowners then formed Mello Roos community facilities districts to raise the funds for this facility and other public facilities and roads.

The Southeast Sheriff's Station is currently planned to be 20,000 square feet, with parking for 250 cars for staff and the public. By the year 2005, it is projected that 218 personnel would be assigned to the facility. Of that number, 126 patrol officers utilizing 84 patrol cars would be deployed from the station.

The proposed facility would operate 24 hours per day for sworn personnel with public access to the building available during normal business hours. Public visitation is necessary for the purposes of fingerprinting, filling out police reports, court-ordered child custody exchanges, and other miscellaneous purposes. Currently, an average of approximately 60 members of the public per day visit the existing South Substation in Laguna Niguel, which serves the Southwest region as well as the Southeast region. Public visitation can be expected to increase as the population of South County grows.

The facility would be located in the southwest corner of the Musick property, and will be two stories at approximately 16 feet in height. It would be outside the secure perimeter of the jail and would be accessed from Bake Parkway.

4.1.4 Interim Care Facility (ICF)

The Interim Care Facility (ICF) is currently a 24-bed residential facility for mentally disturbed adolescents who are wards or dependents of Juvenile Court, and who cannot be placed in foster/group homes or in Juvenile Hall. The ICF has been operating at a site in the Manchester Complex in Orange, adjacent to Orangewood and behind Theo Lacy Jail, for the past 12 years. The facility is intended to be displaced by the expansion of the Theo Lacy Jail as approved in FEIR 558. The facility offers therapeutic services to adolescents, and is operated under contract to New Alternatives, a group home operator. Mental health services are provided by the County of Orange, Health Care Agency, Behavioral Health Care - Children and Youth Services.

The ICF offers intensive mental health treatment to severely disturbed children and adolescents, including crisis intervention. The facility offers family and school staff consultation and recommendations, as well as coordination with deputy probation officers and social workers. The environment is an open bed, unsecured one to complement the therapeutic services offered. However, the one-on-one treatment and staffing levels ensure close supervision. Walk-aways from the facility in Orange over the past 12 years have been infrequent.¹² When this happens, group home staff notify the probation officer or social worker, and follow the minor, trying to convince him or her to return to the facility. If the patient will not return to the facility, he or she is apprehended by local law enforcement

¹²Personal communication, John Iagjian, Program Manager II, Children and Youth Services, August 9, 1996.

authorities and returned to Juvenile Hall or Orangewood Children's Home. Gang members are not knowingly admitted to the facility.

The Health Care Agency reports that there may be state licensing problems with an ICF at the Musick site due to proximity to the jail, and that this site is not optimal in any event due to distance from probation officers and social workers.¹³ However, if the Theo Lacy site must be demolished, the Musick site will be preferable to no facility at all.¹⁴ In the proposed project, the ICF is planned for construction in the first building phase if it is demolished at Theo Lacy in that time frame.

At present, the ICF has a Notice of Interest filed for land at MCAS-El Toro for a 40-bed facility, which has not yet been finally determined. The LRA, in its draft Reuse Plan, recommends approval. Final approval is contingent on a federal Record of Decision on El Toro which is not expected to occur until late 1997 at the earliest. Similarly, a request has been made for space at the former Tustin helicopter base, which is closer to probation and other support facilities than the Musick site. The Musick site is being considered as a site for the ICF to accommodate a request by the Orange County Mental Health Board.

As a 24-hour, 7-days-a-week residential treatment operation, the ICF houses 24 children, as well as Health Care Agency (HCA) mental health staff, Department of Education (DOE) school staff, and New Alternatives, the contract residential treatment provider staff. ICF also receives visitors (parents, relatives, volunteers, county workers, meeting attendees, and others); and it runs shuttle vans that transport children to and from court visits, outings and other excursions and staff on facility errands such as to purchase food supplies and other institutional needs.

The ICF building would be 16 feet in height. The ICF presently has 10 mental health staff and 35 new alternatives staff. The proposed ICF group home has 4,000 square feet, and the mental health portion has 2,000 square feet. The outside recreation and therapy area is 6,000 square feet.

Miscellaneous Buildings

The building heights of the support buildings to the jail are as follows:

Central Plant	28 feet
Maintenance Building	28 feet
Laundry	28 feet
Food Service	36 feet
Warehouse	38 feet

¹³Letter dated July 23, 1996 from John Iagjian, County of Orange Health Care Agency.

¹⁴*Ibid.*

4.1.5 Project Site Plan

Exhibit 6 depicts the proposed site plan for this project.

4.1.6 Building Configuration and Jail Description

During the project conceptualization phase, it was determined that utilizing octagon-shaped buildings similar to other recently completed jail buildings would allow more flexibility, better maximize the use of available space, and allow more options in designing the building interiors to provide better control of a wider variety of inmates. In addition, the octagon-shaped modules can be added in series so that maximum flexibility to respond to available funding is achieved.

Each octagonal shaped building contains one or more housing units called "modules." A module is structured in mezzanine fashion — that is, it is two floors of inmates with an open area in the middle which is two floors high so staff can observe both floors of inmates from one central control booth. Each module contains a minimum of 96 cells or 240 dormitory style beds. The cells can contain either single bunks or double bunks.

The entire site will be comprised of a series of building complexes. The jail portion will be comprised of three major jail housing complexes and a support services complex. Also located on the site, but outside the secure perimeter of the jail will be the Sheriff's Southeast Station and the Interim Care Facility. Access to the Sheriff's Southeast Station and Interim Care Facility will be separate from the jail housing and support services complex. A description of each complex occurs later in this text. Exhibit 6 is the Master Site Plan.

This complex also serves as a central reception point for inmates returning from court where they may be processed for release or returned to their housing unit. Other inmates housed at the site authorized for release will also be processed and released from this complex. In addition to the medical screening area, there will be medical housing on the site for male and female inmates, with negative pressure cells for infectious diseases which prevent the mixing of air supplies between these cells and other inmates, as well as outside air. The air in a negative pressure cell is first passed through a filter prior to release from outside air. In addition to the regular housing, there will be an additional 400 to 500 beds dedicated for medical housing in this complex. Jail administration and visitor services such as cashiering and visitor sign-up will also be located in this complex.

The remaining two complexes contain the bulk of the housing on the site. The full range of inmate classifications will be housed in these complexes, both male and female.

From a construction standpoint, costs increase significantly when buildings exceed the height of five stories. Operationally, staffing costs increase significantly when more than two housing modules are stacked in one building. Additionally, although the buildings are not likely to be constructed before the military base closes, the potential for a civilian airport exists, and imposes height limitation criteria (see "Land Use/Relevant Planning"). Therefore, the proposed buildings will be no more than two housing modules high, which would be about four stories in height, or 45 feet.

The support services (warehouse) complex will contain the centralized warehouse for receipt, storage and distribution of all jail supplies, and will be 38 feet in height. A separate entrance for delivery vehicles would separate warehouse traffic from other jail traffic. The Warehouse Complex would also contain the new cook-chill kitchen in which food would be prepared for the entire Musick Jail facility as well as other jail facilities as needed. Food is first cooked and then chilled and then later transported in refrigerated units to each of the housing complexes. Rethermalization units in the housing complexes would then reheat the food for distribution to the inmates in their housing units.

Other support functions located in the support services complex are centralized mail processing, laundry facilities, inmate work and training programs, maintenance and the central plant. A central plant provides all of the necessary hot and cold water, cooling and heating.

It is important to note that approximately 22 acres of agricultural use will continue to be used at the site and will form a buffer on the northeasterly and easterly sides of the site. Farming has also been sought on a lease basis outside of the site, to supplement the existing food program at the jail. Only low-risk, minimum security inmates are permitted to work these areas.

A staff parking structure is proposed at the westerly corner of the site. The parking structure will be 5 stories in height and will be approximately 45 feet tall. The staff parking structure will provide approximately 925 parking spaces.

A visitor parking structure containing 600 cars and comprising 5 levels is proposed adjacent to the entrance of Alton Parkway. It will be 45 feet in height.

Finally, a 3-level, 250-car parking structure 25 feet in height is provided in the southeasterly corner of the site for the Sheriff's station and ICF. The entrance to these two facilities is off Bake Parkway.

There are no "guard towers" or any other "observation" type buildings on the jail grounds, nor are any necessary. Since the medium and maximum security inmates never leave the buildings unless they are released, and never go to court or to the hospital, there is no need for these types of structures. Only minimum security inmates are permitted to work in the support services complex or the agricultural areas.

Access and On-Site Circulation

Four access points are planned for the facility, depending on the type of entrant.

From Bake Parkway, only access to the ICF and the Sheriff's Southeast Station will be taken. This area will be segregated from the rest of the jail facility by 10-foot-tall security fencing along the boundary with support facilities (e.g., laundry, food service, warehouse) and the farmed lands. The 16-foot- and 12-foot-tall double fence (the "First Defense Maximum Security Fence") will be placed along the housing complexes. Since the housing complexes themselves are secure perimeters, the First Defense fence will connect these secure perimeters, as opposed to encircling them. If their housing complexes are built one at a time (which is likely), the First Defense fence will be installed in its permanent location, and a 10-foot temporary fence will be installed on the perimeter(s) which will interface with future buildings.

Access for all deliveries will be from Musick Road.

All inmate buses, visitors, and staff will enter at the Alton Parkway access. No parking will be allowed on Alton Parkway.

A small maintenance yard will also be accessed off Alton Parkway. This area will be a supervised assembly area for County personnel to meet minimum security work crews for assignments on County property (e.g., park maintenance, etc.). Such an area currently exists on site but is reached from Musick Road.

The EMA's 7 Year Capital Improvement Program for Roadways (8/13/96 Draft) allocates \$2.9 million for right-of-way acquisition and \$6.9 million for construction of Alton Parkway from Irvine Boulevard to the Foothill Transportation Corridor in the Year 2001. Fund sources are FCPP and State Local Transportation Partnership Program. This schedule appears to be consistent with the schedule for the Musick Jail.

Booking and Release

It is proposed that Complex 1 contain a complete booking and release facility similar to the Intake and Release Center in Santa Ana. Booking includes remand orders from the courts and transfer of arrestees by local authorities (i.e., City of Irvine, City of Lake Forest), who must now drive an arrestee to Santa Ana to be booked. This process is commonly known as "off-street booking." Self-commitments (persons who are allowed to report to the facility to serve time) will also be permitted.

Release, as the term implies, involves the discharge of an inmate following cite and release, posting of bail, or upon the completion of their sentence. Phone banks are provided and transportation by friends or relatives is encouraged, but not required. Usually

an inmate who is released on posting of bail has a ride, since someone would have come to post bail.

An Immigration and Naturalization Service (INS) currently serves 16 hours per day at the Santa Ana Complex to screen new arrestees who do not possess proper residency status. This screening results in an "INS Hold" on the inmate, or transfer of custody to the INS. It is expected that this type of function will also be established at this facility, although this does lie outside the County's control as a federal matter.

Visiting

The California *Code of Regulations*, Title 15, Minimum Standards for Local Detention Facilities, §1062, requires that inmates be given the opportunity for "two visits totalling at least one hour per inmate each week." Ideally, visiting could occur in about two days. In actuality, due to the impossibility of precise staging of inmates and visitors, the number of days is usually more than two, to make sure adequate staff are available to maintain security. Typically, visiting is allowed on Sunday, Monday and Tuesday from 10:00 a.m. to 7:00 p.m. each week. The actual visiting schedule for this facility will be established when the facility is operational. All visiting takes place inside the jail buildings.

Complex 1

1. **Overall Phase Description** - The principal features of the facilities to be built in this complex include the addition of 864 additional inmates within a full range of inmate classifications (minimum, medium and maximum). Booking and release will be initiated in this phase. Below are described the physical features of each complex, together with its support facilities.
2. **Building Design** - This type of building can be designed into single cells, double-bunked cells, dormitory settings or a combination of the two.
3. **Inmate Classification** - There will be a full range of inmate classifications represented in the inmate population assigned to the facility (minimum, medium and maximum). At the time when maximum security pretrial and sentenced inmates are committed to the facility, they would be assigned to the most appropriate housing available. There are no fixed members of minimum, medium or maximum security inmates by category.
4. **Food Service** - The cook/chill kitchen will be built with the first complex.
5. **Visiting** - Approximately 141 visitors per day can be attributed to this complex alone.

6. Medical - At project buildout, this complex will contain 480 medical beds dedicated to medical housing. There is also a medical area where new arrestees are processed and medically screened. New arrestees are therefore segregated until screened and the most appropriate security level has been determined for their permanent housing assignment.
7. Warehouse - The warehouse will be constructed with the first complex.
8. Recreation - Recreation is provided in the building itself. No recreation outside the building is provided for inmates housed in the complex.
9. Programs - Correctional (inmate) programs, many of which are funded through profits received from inmate purchases of food and notions, are held in classrooms and multi-purpose rooms in each building.
10. Laundry and Clothing Storage - The laundry building shown in Exhibit 6 would also be constructed with this complex.
11. Transportation - There will be approximately 12 service deliveries per day. Approximately 8 buses per day will provide inmate transportation.
12. Staffing - All staffing for all complexes and facilities are shown in Exhibit 8a and Exhibit 8b.
13. Booking/Release - This complex would also contain the booking and release functions, including medical screening and triage, and inmate records.
14. Other Facilities - The Sheriff's Station and ICF would be added at this time. Employees at the ICF are nominal.

Complex 2

1. Overall Phase Description - Complex 2 consists of the construction of 2,880 rated beds. Although 2,880 beds would be constructed in Complex 2, the existing 1,256± inmates from the old facility would move into the new building, resulting in a net gain to the facility population of only 1,624 inmates. The total facility population would be 3,744 inmates.
2. Building Design - The same building design concept would be utilized for Complex 2 as was described for Complex 1.
3. Inmate Classification - There will be a full range of inmate classifications represented in the inmate population.

4. Food Service - The cook/chill facility constructed with Complex 1 will be adequate to serve the needs of this complex.
5. Recreation - Recreation is taken within the building.
6. Visiting - An additional 265 visitors per day could be associated with this complex.
7. Medical Housing - The total number of medical beds necessary would already have been constructed in Complex 1.
8. Transportation - An additional 23 deliveries per day would be made for this complex. An additional 8 inmate buses will be necessary.
9. Warehouse - Warehouse space will already have been adequately accommodated in association with Complex 1.
10. Correctional (Inmate) Programs - These will continue as in the case of Complex 1.
11. Proposed Staffing - Staffing is shown on Exhibit 8a and Exhibit 8b.

Complex 3

1. Overall Phase Description - This complex adds 3,840 beds.
2. Building Design - The same building design would be utilized for Complex 3 as was described for Complexes 1 and 2.
3. Inmate Classification - There will be a full range of inmate classifications represented in the inmate population.
4. Food Service - Food service will be handled by the then-existing cook/chill facility.
5. Recreation - Recreation will be conducted within the building as in Complexes 1 and 2.
6. Visiting - Visiting would be as described for Complexes 1 and 2. A total of 627 visitors are associated with this complex.
7. Medical Housing - The total number of medical beds necessary would already have been constructed in Complex 1.
8. Transportation - Delivery trips are expected to increase by an additional 55 trips per day.

9. Warehouse - Warehouse space will already have been adequately accommodated in association with Complex 1.
10. Inmate Programs - These will be administered in the same way as described for Complexes 1 and 2.
11. Proposed Staffing - Staffing will be as shown in Exhibit 8a and Exhibit 8b.

4.2 Phasing and Funding

The Musick Jail expansion and operation are intended to be phased over a period of time. Even though the jail expansion is immediately necessary, it is anticipated that funding constraints will continue to be an impediment to immediate implementation unless funding is obtained from successful passage of a November, 1996 bond issue by the voters.

The proposed state-sponsored jail bond measure, if passed by the voters in November, 1996, will provide \$350 million for jail construction. If the Board certifies this EIR in November, 1996, the County can immediately approach the state for funding for buildings at both Theo Lacy Jail and Musick Jail. It is contemplated that approximately \$50 million may be available and could bring approximately 1,400 beds on line within the jail system¹⁵. Additional funding exists or will exist from Proposition 172 and the 1% "COPs" program.

It is intended that flexibility be maintained in bringing these facilities on line. In other words, if full funding becomes available for Complex 3 first, it could be the first complex built. The issue of construction funding is a sensitive and highly competitive one, and a County alert to funding opportunities must maintain itself in a position to meet the requirements of any available funding. Therefore, the precise order in which the complexes and their support buildings are brought on line is dependent on the funds available. Because jail construction is so highly regulated at the state and local levels, the concurrent development of support facilities (healthcare, food service, parking, etc.) in the amounts necessary to serve the complex(es) is virtually assured.

It is also possible that new, previously unanticipated funding sources will become available which will allow simultaneous (or virtually simultaneous) construction of the entire facility planned for Musick. At the time the Theo Lacy Expansion was approved in 1995, for example, the possibility of the proposed bond measure was not even known. Therefore, funding sources for construction can change rapidly year to year. Insofar as operational funding is concerned, the COPs program is expected to supplement the County's operational costs. Furthermore, operational costs would be first incurred over three years from the time of this writing, allowing considerable time for forward planning.

As is disclosed in this EIR, there are no significant impacts to the physical environment, even if the entire facility is considered at once. Therefore, whether or not the complexes or the rest of their facilities are built in a particular order does not give rise to any environmental considerations.

The Sheriff's Southeast Station is expected to be constructed with the addition of the very first complex.

¹⁵Personal communication, Orange County Sheriff's Department; August 15, 1996. These beds could be divided between Theo Lacy and the first increment of the Musick facility.

With respect to the Interim Care Facility, it is not known precisely when and where it will be relocated. It must be relocated when construction starts for the first phase of the Theo Lacy expansion. However, at the present time, the ICF has indicated a preference for relocation to one of three potential sites: the former Tustin Marine base, the El Toro Marine base, and the Musick site. The requests at the first two locations involve a 40-bed facility, while the Musick site is only proposed for relocation of the existing 24-bed facility. In any event, the facility is only a very small part of this proposed project, and if not established at the Musick site, it is likely its building site area there would be devoted to agriculture.

The commencement of any implementation of this plan will include the construction of at least a half section of Alton Parkway from Irvine Boulevard to the jail's entrance.

The existing northeasterly complex of tents and older buildings would be demolished for what is shown as Complex 3. Inmates currently housed there would be transferred into other complexes. If the project were built all at once, it would require that Complex 3 would not be built until housing was found for the existing inmates.

Grading of the site is necessary, as described in the "Landform, Soils and Geology" section. The project will balance onsite (assuming Alton Parkway construction is considered part of the site), as cut in the easterly and northeasterly portions of the site can be used to create the roadbed for Alton Parkway and the flood control improvements for Borrego Wash.

The construction entrance will be Alton Parkway (before it is opened to public use) and Musick Road. Construction access for the ICF and the Sheriff's Southeast Station will be from Bake Parkway. When the new Alton Parkway access is operational, further construction access can be taken from other locations along Alton Parkway.

Security fencing will be installed as each complex is built, and will also separate housing complex from support services complexes and agricultural areas. Further, the Sheriff's Southeast Station and ICF will be fenced off from the support services area and the agricultural area.

The type of fence to be installed depends on the type of facility. Between the support services complex and the Sheriff's Station, the fence will be 10 feet in height. The First Defense fence, a 16-foot and 12-foot fence arrangement, will connect each housing complex, building to building, when it can be placed in its permanent location. Where this is not feasible, there will be a 10-foot fence connecting or encircling the housing complex as they are constructed, as appropriate.

During the early phases of the project, it is likely that the visitors' parking garage (which must be built as a unit) would serve visitors and staff until later phases dictate the need for the staff parking garage.

Construction techniques could include conventional methods, modular building increments trucked on-site, or on-site creation of modular elements. In the last case, a construction staging area would be created, possibly within the agricultural field area or the future right-of-way for Alton Parkway. Although occupation of these areas would cause temporary inconvenience, modular construction greatly accelerates the completion of the buildings, shortening and diminishing construction-related impacts.

Construction will create temporary noise, dust and congestion impacts, as discussed later in this EIR.